



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number **November 14-135F**

Case Type **Final Plat**

Project Name **Juniper Hill**

Applicants/Owners Cynthia L., Brian W., and Melissa D. Phillips
9012 N. Lewis Ave
Kansas City, MO 64157

Request **Final Plat** approval of Juniper Hill

Application Submittal 2014-10-06

Public Notice Published N/A

Neighbor Letters Sent 2014-10-17

Report Date 2014-10-30

REPORT AUTHOR(S) Debbie Viviano, Planner
Matt Tapp, Director

Recommendation APPROVAL with conditions



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Clay County, Missouri

General Information

Site Location: 23820 MM Highway
Section 8 | Township 53 | Range 30

Site Size: 36± Acres

Existing Landuse & Zoning: Agricultural District (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Residential Rural (R-1) & Agricultural (AG) zoned land, Hubbard Acres (R-1)
- East - Agricultural (AG) zoned land, Baldwin Hills (R-1)
- South - Residential Rural (R-1) & Agricultural (AG) zoned land, Hickory Ridge (R-1), Woodhaven (R-1)
- West - Agricultural (AG) zoned land

Current Conditions:



Courtesy Clay County Assessor,
GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Cynthia, Brian, and Melissa Phillips are requesting **Final Plat** approval for Juniper Hill for approximately 36± acres located at approximately 23820 MM Highway.

The Phillips wish to split this parcel into three lots to allow all their family members to live close to one another.

Character of the General Neighborhood

Agricultural (AG) zoned property is each direction of the property. There is a strip of R-1 zoned property adjacent to on the north of the property. R-1 zoned subdivisions are to the east, north and south [see Attachment B].

Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (D)** of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat*.

Standard side and rear setbacks and height restrictions apply to all other aspects of this application. The application was properly noticed, per regulations. Adjacent property owners within the mandated 1,000 foot distance were notified by means of a letter dated October 17, 2014.

Outside Agency Review

The Missouri Department of Transportation (MoDOT) has noted the existing driveway as being the only permitted access from MM Highway. A shared access\ingress\egress easement will need to be recorded with the final plat

The Clay County Health Department has given preliminary and final approval. The Public Water Supply District No. 8 has indicated they can provide water service for two (2) additional lots for the subject request. The Holt Fire District serves this property.

Findings

Road Impact Fees (RIF) are not required for proposed Lot 1 as it occupies the existing single family farmstead. The standard fee of \$1,100.00 RIF will be required for Lot 3 for the additional traffic which will be generated on nearby County roads and bridges.

The applicant/owners have applied for a RIF waiver for a family member on proposed Lot 2. The waiver will need final approval from the County Commission.

Recommendations

Staff recommends the **Final Plat** of Juniper Hill be **approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Road Impact Fees (RIF) is required on Lot 2 unless the waiver is approved by County Commission.
2. Emergency addressing (911 signage) must be in place prior to the occupancy of any single family residence on Lots 2 and 3 Owners of the Lots must maintain both driveway and 911 signs.
3. A shared driveway agreement must be in place at the time of Final Plat recording.

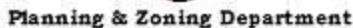
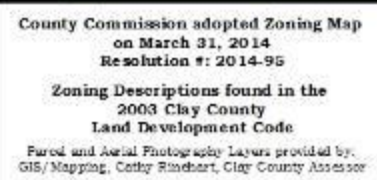


Attachments

Attachment A - Vicinity Map



Attachment B - Existing Conditions Map



1 inch = 2,000 feet
1 inch = 0.38 miles

LEGEND

Property Line



- Streams (EPA)



1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.



Roads

 State / Right


Subdivisions



Figure 1



Overlay Districts

 CD (Conservation District)

POD (Preservation Overlay District)



Zoning Districts G-1 G-2



①	R-1/R-3	1-1
②	R-18/R-1	1-2

